

177.0

0002

0027.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

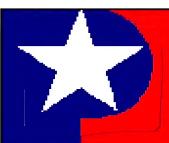
618,500 / 618,500

USE VALUE:

618,500 / 618,500

ASSESSED:

618,500 / 618,500



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
75		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CAPKA VLADIMIR	
Owner 2:	
Owner 3:	

Street 1: 75 PIEDMONT ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y
	Type:

PREVIOUS OWNER

Owner 1: DONNELLAN GEORGE F-RITA H -	
Owner 2: -	

Street 1: 75 PIEDMONT ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1651 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4000.000	240,500		378,000	618,500		119491
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	374.58	/Parcel: 374.58	Land Unit Type:	Insp Date
							06/05/15

PREVIOUS ASSESSMENT								Parcel ID	177.0-0002-0027.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	240,500	0	4,000.	378,000	618,500		Year end	12/23/2021
2021	101	FV	232,400	0	4,000.	378,000	610,400		Year End Roll	12/10/2020
2020	101	FV	232,400	0	4,000.	378,000	610,400	610,400	Year End Roll	12/18/2019
2019	101	FV	207,500	0	4,000.	372,600	580,100	580,100	Year End Roll	1/3/2019
2018	101	FV	207,500	0	4,000.	286,200	493,700	493,700	Year End Roll	12/20/2017
2017	101	FV	207,500	0	4,000.	270,000	477,500	477,500	Year End Roll	1/3/2017
2016	101	FV	207,500	0	4,000.	248,400	455,900	455,900	Year End	1/4/2016
2015	101	FV	180,700	0	4,000.	232,200	412,900	412,900	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
DONNELLAN GEORG	51629-67		8/28/2008			373,250	No	No					
	10664-92		10/15/1964				No	No	N				

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
7/15/2014	815	Redo Kit	28,800	7/15/2014	Kitchen renovation												6/5/2015	Meas/Inspect	PC	PHIL C			
5/4/2010	392	New Wind	5,800														7/22/2014	Info Fm Prmt	PC	PHIL C			
																	10/22/2008	Meas/Inspect	345	PATRIOT			
																	12/30/1999	Meas/Inspect	243	PATRIOT			
																	7/19/1993		MF				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 5 - Cape	1H - 1 & 1/2 Sty	Full Bath: 1	Rating: Average	A Bath:	Rating:									8	WDK (80)	Sum Area By Label : WDK = 80 HST = 768 FFL = 768 BMT = 768									
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	A 3QBth:	Rating:									10											
Foundation: 1 - Concrete	Frame: 1 - Wood	1/2 Bath: 1	Rating: Average	A HBth:	Rating:									7											
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:																						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	OTHER FEATURES	Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1																			
View / Desir:		A Kits:	Rating:	Frl:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
GENERAL INFORMATION				CONDO INFORMATION				Other																	
Grade: C - Average	Location:	Upper																							
Year Blt: 1957	Eff Yr Blt:	Lvl 2																							
Alt LUC:	Alt %:	Lvl 1																							
Jurisdct: G16	Fact: .	Lower																							
Const Mod:		Totals	RMS: 6	BRs: 3	Baths: 1	HB: 1																			
Lump Sum Adj:																									
INTERIOR INFORMATION				DEPRECIATION																					
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL																		
Prim Int Wal 2 - Plaster	Functional:	%	Interior:	1	6	3																			
Sec Int Wall:	Economic:	%	Additions:																						
Partition: T - Typical	Special:	%	Kitchen:																						
Prim Floors: 3 - Hardwood	Override:	%	Baths:																						
Sec Floors:	Total:	18.6 %	Plumbing:																						
Bsmnt Flr: 12 - Concrete			Electric:																						
Subfloor:			Heating:																						
Bsmnt Gar:			General:																						
Electric: 3 - Typical																									
Insulation: 2 - Typical																									
Int vs Ext: S																									
Heat Fuel: 1 - Oil																									
Heat Type: 3 - Forced H/W																									
# Heat Sys: 1																									
% Heated: 100	% AC:																								
Solar HW: NO	Central Vac: NO																								
% Com Wal	% Sprinkled																								
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 177.0-0002-0027.0																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value							
2	Frame Shed	D	Y	18X8	A	AV	1970		0.00	T	39.2	101													
More: N	Total Yard Items:	Total Special Features:												Total:											
IMAGE AssessPro Patriot Properties, Inc																									
																									